



UNITED STATES
DEPARTMENT OF
AGRICULTURE

RURAL
DEVELOPMENT

101 SOUTH MAIN STREET
SUITE 102, FEDERAL BUILDING
TEMPLE, TEXAS 76501

Phone: (254) 742-9770
Fax: (254) 742-9735
TDD: (254) 742-9712

July 21, 2000
Rural Development Texas AN No. 534 (1924)

SUBJECT: Plans and Specification Requirements for Single Family
Housing (RD Instruction 1924-A)

TO: All Offices
USDA Rural Development, Texas

PURPOSE/INTENDED OUTCOME: This Texas Administrative Notice (AN) is issued to clarify plan certification for single family housing (SFH) dwellings. Specifically, it addresses development plans, specifications, foundation plans, and certification requirements for 502 direct and guaranteed loans.

COMPARISON WITH PREVIOUS AN: This An replaces Texas AN No. 516 (1924) which expired on July 31, 2000.

IMPLEMENTATION RESPONSIBILITIES: For Section 502 SFH loans, building plans and specifications must be certified as meeting the appropriate USDA Rural Development standard (Council of American Building Officials (CABO) One and Two Family Dwelling Code and CABO Model Energy Code (MEC), 1992 Thermal Requirements). Attachment I provides options for wall, ceiling, window and slab insulation for meeting CABO-MEC 1992 Thermal Requirements. Form RD 1924-25 should be used for the "Plan Certification." This certification does not cover the plot plan, foundation plan, or soil bearing characteristics of the site. The acceptability of plot plans and foundation plans remains the responsibility of USDA Rural Development. Required plans and specifications shall be as described in RD Instruction 1924-A, Exhibit C.

For guaranteed SFH loans, the lender must certify that architectural or engineering plans and specifications for

EXPIRATION DATE: July 31, 2001

FILING INSTRUCTIONS:
Following RD Instr. 1924-A

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dwelling (including a plot plan, a soils map, and foundation design) have been received and are retained in the lender's file. The certification will ensure that the plans meet appropriate USDA Rural Development standards (CABO and CABO-MEC 1992).

Because of adverse soil conditions in Texas, USDA Rural Development recognizes two options for the design of single family housing slabs:

- OPTION 1. A standard design for Texas prepared by USDA Rural Development based on the soil plasticity index (P.I.). The P.I. range for the soil may be obtained from the USDA, Natural Resources Conservation Service soil survey. In determining the plasticity index, a depth of 60 inches should be evaluated. The upper limit of the published P.I. range should be used for selecting one of the standard foundation designs.
- OPTION 2. An individual design for each dwelling and site by a registered professional engineer. The engineered foundation plans shall be sealed by a professional engineer registered in Texas and accompanied by soils boring information from a certified, qualified testing laboratory. The design engineer shall also inspect the foundation preparation prior to placement of concrete and provide a follow-up certification that the foundation was constructed in accordance with plans and specifications. A post tension foundation is considered as an individual design and an engineered foundation. For post tension foundations, the design engineer shall inspect the foundation preparation prior to placement of concrete and at the time of cable tensioning. Cables should be pre-tensioned and then tensioned to capacity when concrete reaches design strength.

Certification of plans by a code official does not validate the use of individual foundation plan designs. Individual engineered foundations must bear the seal and signature of a registered professional engineer. The guaranteed SFH lender is responsible for ensuring appropriate foundation plans fully comply with one of the above options.

The Texas "Single Family Housing Construction Guide" is to familiarize and assist Rural Development personnel in their understanding of house construction. It is not intended to preclude USDA Rural Development instructions, nationally

recognized building codes, or the CABO Model Energy Code.

If you have any questions, call Dagmar Babcock, Civil Engineer,
Single Family Housing Section, at (254)742-9792.

/s/ Steven A. Carriker

STEVEN A. CARRIKER
State Director

Attachment